

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHp use only)

OAHp1403
Rev. 9/98

Architectural Inventory Form

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- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District

I. IDENTIFICATION

- | | | | |
|-------------------------------|--|-------------------|---------------------|
| 1. Resource number: | 5SM.1671 | Parcel number(s): | 456536319020 |
| 2. Temporary resource number: | N/A | | 456536319021 |
| 3. County: | San Miguel | | 456536319022 |
| 4. City: | Telluride | | |
| 5. Historic Building Name: | Bartine House (probably) | | |
| 6. Current Building Name: | Gayden Pacific Investments LLC House | | |
| 7. Building Address: | 469 W. Pacific Avenue | | |
| 8. Owner Name and Address: | Gayden Pacific Investments LLC, P.O Box 2051, Telluride, CO 81435
Wesson, John D. and Masson, Emily, P. O. Box 2051, Telluride, CO 81435
Werner, Brian, P. O. Box 1044. Telluride, CO 81435 | | |



THLD RATING:	Primary - Contributing to District Secondary Residence – Non-Designated – New Construction Shed (THAS #203) – Demolished
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section **1**
10. UTM reference (Datum: NAD27)
 Zone: **13** **252620 mE** **4202437 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 18, Block 5**
 Addition: **West Telluride Addition** Year of addition: **1891**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **2813 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This single-story wood frame dwelling is supported on a new concrete foundation, with a new basement having been excavated beneath the main level in 2006 or 2007. The new foundation walls are covered with corrugated metal skirting, while the exterior walls are clad with painted white horizontal weatherboard siding, with 1" by 4" corner boards. The house is covered by a moderately-pitched side gable roof, with a lower intersecting gable to the north (rear) elevation. The roof is covered with corrugated metal roofing material; the eaves are boxed with painted white wood trim; and a red brick chimney is located just below the ridge on the north-facing roof slope. The house's façade faces toward West Pacific Avenue on the south elevation. A painted white wood-paneled front door, with one upper sash light, enters the façade from a 4-step wood porch which is covered by a low-pitched gable roof with painted white 6" by 6" wood posts. The entry porch is offset slightly to the east side of the façade, and it is flanked on either side by a 1/1 double-hung sash window with painted white wood frames and surrounds. Windows elsewhere are also primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds.
22. Architectural style: **No Defined Style**

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Building type:

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23. Landscape or special setting features:

This property is located on the north side of West Pacific Avenue in the block between Aspen and Townsend Streets. A small front yard is defined by a coursed stone kneewall along the front sidewalk. A narrow strip of land between the front sidewalk and the street was scheduled to be sodded with grass and landscaped in the fall of 2007.

24. Associated buildings, features or objects:

Secondary Residence
<p>A secondary residence has recently been constructed on the back half of the property. (A shed (THAS #203) which had been located on the back half of the lot has been razed.) The new secondary residence is a 2.5-story wood frame building, supported by a concrete foundation, and with stained brown vertical wood plank walls. A second story shed-roofed extension to the north elevation, though, is clad with metal panels, with a carport below. The building's main 2.5-story portion is covered by a steeply-pitched gable roof, with metal roofing material. A balcony is incorporated into the east-facing roof slope.</p>

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1913** Actual:
- Source of information: **San Miguel County Assessor records; Sanborn Insurance maps, November 1908 and October 1922.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Eric Bartine (probably)**
- Source of information: **Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.**
28. Original owner: **Eric and Mary Bartine (probably)**
- Source of information: **Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.**
29. Construction history:
- San Miguel County Assessor records list 1913 as this house's year of construction. This date is likely accurate, as Sanborn Insurance maps provide corroborating evidence that the house was built between 1908 and 1922. According to a previous inventory form for this property (prepared by Front Range Research Associates in 1986), this house was "believed to have been built by Eric Bartine." The modern secondary building on the back half of the lot was completed in the fall of 2007. It was designed by Jack Wesson, and Greg Hanshaw was the building contractor. Mr. Hanshaw also remodeled the historic house's interior, and added a new basement level, in 2006-2007.**
30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling**

35. Historical background:

According to a previous inventory form for this property (prepared by Front Range Research Associates in 1986), this house was "believed to have been built by Eric Bartine." San Miguel County Assessor records and Sanborn Insurance maps reveal that the house was built circa 1913. Eric Bartine, and his wife Mary, are listed as Telluride residents in the 1900 United States Census. Members of the Telluride's Swede-Finn population, Eric and Mary were at that time a young couple, having been married in 1897. Both had been born in Finland (Eric in 1867, and Mary in 1873), and both had immigrated to America in the early 1890s. The 1900 census lists Mr. Bartine's occupation as "ore miner." For some reason, the Bartine family is not listed in the 1910 census; however, their daughter, Ina Bartine, was as a fifth grade student in the Telluride School in June of 1910, according to the *Telluride Journal*. By 1920, Eric Bartine had apparently passed away, as Mary is listed as a widow living in the West Telluride precinct in that year's census. At that time, the Bartine household consisted of Mary, age 46, and her three daughters - Ina, age 20, Edith, age 17, and Anna, age 12. Mary and her two oldest daughters were all employed according to the census. Mary's occupation is listed as "Keeper-Rooming House; Ina worked as a "Laundress," and Edith was employed as a "Sales Lady - Dry Goods Store."

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

"The School Roll." *Telluride Journal*, June 9, 1910, p. 2.

Fourteenth Census of the United States, 1920, San Miguel, County, Colorado, West Telluride precinct.

San Miguel County Assessor records.

San Miguel County Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.

Twelfth Census of the United States, 1900, San Miguel, County, Colorado, West Telluride precinct.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:
Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3. The structure was an historically or architecturally important public building
- 7-505.A.4. The structure has a unique historical significance beyond a local level
- 7-505.A.5. The parcel was the site of an important historic event or activity
- 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture, Ethnic Heritage/European, Settlement**

40. Period of significance: **1878-1913**

41. Level of significance: National: State: Local:

42. Statement of significance:

This house is historically significant for its association with Telluride's residential development beginning circa 1913, and for its probable association with the Eric and Mary Bartine family who were members of Telluride's Swede-Finn population. The house is also architecturally significant for its vernacular wood frame side-gabled plan. Due to some loss of integrity, this building may be rated as a "contributing" resource within the Telluride National Historic Landmark District. Shed (THAS #203) was demolished in 2007 to make way for the new secondary residence which is non-designated.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The integrity if setting is somewhat diminished by the presence of a modern secondary residence at the rear of the property. This property, though, still contributes to the historical character of the Telluride National Historic Landmark District.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / Contributing to District**
45. Is there National Register district potential? Yes No
 Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 633-638** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **09/30/2007; revised 4/10/2012** **113 West Columbia Avenue**
50. Recorder(s): **Carl McWilliams** **Telluride, CO 81435**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

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Sketch Map



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Location Map

